

11-3-4: AGRICULTURE-GRAZING 160 (AG-160):

- A. District Intent: The AG-160 zone district is established for the purpose of allowing development in environmentally sensitive and remote areas of Eastern Summit County in a manner that protects agricultural values where possible and whenever they exist; minimizes disturbances to the natural environment; lessens the danger of fire and damage to property; protects water supplies, wildlife, and other natural resources; and protects and promotes the open space values of Eastern Summit County. Residential densities are directly related to the extreme distance from primary county infrastructure and service areas and avoiding the excessive costs for public services which result from the scattering of residential development.
- B. Area: Minimum land area for each dwelling unit for density purposes is one hundred sixty (160) acres. (Ord. 481, 3-1-2004)
- C. Setbacks: Unless otherwise noted on a recorded plan, minimum setback shall be at least one hundred feet (100') from any public roadway right of way or, in the absence of a designated right of way, at least one hundred twenty feet (120') from the centerline of the public roadway. Variations in front setbacks are allowed to meet development approval criteria. On all conforming parcels/lots, the minimum side and rear setbacks shall be two hundred feet (200'). On nonconforming lots less than five (5) acres in size, and of a configuration that does not allow the zone required setbacks, default setbacks shall be applied as stated in subsection [11-6-2E2](#) of this title and as stated below:
1. Front Setback: The minimum front setback shall be at least thirty feet (30') from any public road right of way or from the front property line if the lot fronts a private driveway; or in the absence of a designated right of way or private driveway, at least fifty five feet (55') from the centerline of an existing roadway.
 2. Side And Rear Setbacks: The minimum and rear setbacks shall be twelve feet (12') from the property line.
 3. Nonconforming Parcels Larger Than Five Acres: On nonconforming parcels more than five (5) acres in size, every reasonable effort will be made to meet the zone required setbacks. The community development director may determine that decreased setbacks are justified due to the configuration of a lot, to maximize the agricultural potential of the lot, or to avoid important natural or unusual features. These decreased setbacks shall not be less than the default setbacks unless a variance is granted by the board of adjustment. (Ord. 481, 3-1-2004; amd. 2004 Code)
- D. Height: Maximum height shall be thirty feet (30') when the building is within two hundred feet (200') of a roadway.
- E. Special Regulation: No subdivision plat shall be approved by the county without a plat note containing the language stated below. No building permit shall be issued for any previously platted lot without the signing of a "Memorandum Of Understanding" containing the language stated below. The memorandum of understanding shall be filed in the records of the county recorder to notify any future owner of the property of infrastructure and service level expectations associated with the property.

The property owner acknowledges that he/she is building in a location that is far removed from the primary Summit County service areas. As such, the property owner is on notice that there is limited access, infrastructure, and public services in the

area. Some services, which include, but are not limited to, garbage pick up and school bus service, will not be provided. Emergency response time will be longer than it is in more accessible areas, and access by emergency vehicles may be impossible at times due to snow and road conditions. The owner understands and acknowledges that there may be infrastructure in these remote locations that does not meet adopted county infrastructure standards. It is the intent of Summit County to attempt to continue to provide the existing variety, scale, and frequency of public services and infrastructure for existing and new development in these remote areas of Eastern Summit County. It is not the intent of Summit County to increase the variety, scale, and frequency of public services and infrastructure or to provide urban levels of service and infrastructure in these areas. By this notice, the property owner assumes the risks of occupancy as outlined above, and is hereby put on notice that there are no anticipated changes in the levels of services or infrastructure by either Summit County or the appropriate special service district, nor does the property owner expect changes beyond those identified herein.

(Ord. 481, 3-1-2004)